



MOLONEY COUNTRY PROPERTY



GLYNDE HOUSE NORTHIAM

GLYNDE HOUSE, HILLYFIELDS, NORTHIAM, EAST SUSSEX TN31 6NX

AN IMMACULATLY PRESENTED MODERN, 5 BEDROOM, 4 BATHROOM HOUSE LOCATED CLOSE TO THE CENTRE OF THE VILLAGE, IN A SMALL SELECT DEVELOPMENT ON A PRIVATE ROADWAY. THE PROPERTY BENEFITS FROM LIGHT AND SPACIOUS ACCOMMODATION, INCLUDING THREE RECEPTION ROOMS, LARGE CONSERVATORY, BESPOKE FITTED KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM. 5 DOUBLE BEDROOMS, 3 EN-SUITE OVER 2 FLOORS AND FAMILY SHOWER ROOM. ALONG WITH AN INTEGRAL DOUBLE GARAGE, OFF ROAD PARKING AND ENCLOSED PRIVATE LANDSCAPED REAR GARDENS. GAS CENTRAL HEATING.

ACCOMMODATION LIST: ENTRANCE HALL, DRAWING ROOM, CONSERVATORY, DINING ROOM, KITCHEN/ BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM, STUDY. FIRST FLOOR LANDING, MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM, BEDROOM 2 WITH EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, FAMILY SHOWER ROOM. SECOND FLOOR LANDING, DOUBLE BEDROOM WITH EN-SUITE BATHROOM, WALK-IN ATTIC STORAGE ROOM. INTEGRAL DOUBLE GARAGE, OFF ROAD PARKING, ENCLOSED REAR LANDSCAPED GARDEN WITH DECKED TERRACE, ENJOYING A WOODLAND BACKDROP. GFCH.



Covered entrance porch with overhead light, front door with inset leaded light glazed panel to:

ENTRANCE HALL: Matching doors to all rooms. Turned staircase with oak handrail and balustrade to the first floor. Coved ceiling, inset ceiling lights. Under stairs storage cupboard. Black and white chequerboard floor. BT point.

CLOAKROOM: Obscure double glazed leaded light window to the side. Fitted with white suite comprising WC & wall mounted hand basin. Black and white chequerboard tiled floor.

DRAWING ROOM: Stone fire surround inset with coal effect gas fired stove on matching stone hearth. Four wall light points, inset ceiling lights, coved ceiling. BT & TV points. Double opening French doors with matching windows to side to:

CONSERVATORY: Double glazed windows to all sides with double doors leading out to the rear garden. Black and white chequerboard tiled floor.

DINING ROOM: Double aspect room with double glazed, leaded light bay style window to the front, matching window to side. Coved ceiling. BT & TV points. Opening to:

KITCHEN/BREAKFAST ROOM: Double glazed leaded light window enjoying views over the rear garden and part glazed door leading out to the rear terrace. Fitted with range of shaker style, soft close base and wall units with square edge granite worktop over, inset with 1 1/2 bowl stainless steel sink unit with machined drainer to side. Space for range style cooker with extractor over, plumbing for American style side by side fridge freezer. Miele integrated dishwasher. Separate matching dresser style unit. Inset ceiling lights, over worktop lighting. BT point. Black and white chequerboard floor.

UTILITY ROOM: Fitted with L shape range of base and wall units with roll edge laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine, space for further

O.I.R.O. £ 835,000



appliances. Tiled splash-backs, extractor. Matching black and white chequerboard floor. Door to integral double garage.

STUDY: Double glazed leaded light window to side. BT point. Inset ceiling lights.

Turned staircase with oak handrail and balustrade to the:

FIRST FLOOR LANDING: Double glazed, leaded light window to the front. Matching doors to all rooms. Oak staircase to the second floor. Airing cupboard housing hot water tank with slatted shelves. Inset ceiling lights.

MASTER BEDROOM SUITE: Double glazed, leaded light window to the rear. Coved ceiling, inset ceiling lights. TV point. 2 wall light points. Opening to: Dressing Area: Fitted with range of wardrobe cupboards. Door to:

EN-SUITE SHOWER ROOM: Obscure double glazed, leaded light window to the side. Fitted with white suite comprising WC, 'his and hers' semi integrated hand basins set into white double doored vanity unit with wood edge tiled surround and shelves. Large wall mirror, shaver point. Double tiled shower cubicle with Ideal Standard shower, glass door to side. Three light spot track, inset ceiling lights. Ceramic tiled floor. Ladder style towel rail.

BEDROOM TWO: Double glazed, leaded light window to the front. Part sloping ceiling. Bespoke fitted wardrobes. Inset ceiling lights. TV point. Door to:

EN-SUITE SHOWER ROOM: Obscure double glazed leaded light window to side. Fitted with white suite comprising WC, pedestal hand basin with mirror over, three light spot track, shaver point. Fully tiled corner shower cubicle with Ideal Standard shower. Ladder style towel rail. Ceramic tiled floor.

BEDROOM FOUR: Double glazed, leaded light window to the rear. Part sloping ceiling Bespoke fitted wardrobes. TV point.

BEDROOM FIVE: Double glazed, leaded light window to the front. TV point. Three light spot track.

FAMILY SHOWER ROOM: Obscure double glazed, leaded light window to side. Fitted with white suite comprising back to wall WC, semi integrated hand basin, set into double doored vanity unit with wood edged, tiled surround, bidet & tiled shower cubicle with sliding glass door. Matching double doored storage unit with shelves to either side and tiled top. Inset ceiling lights. Ceramic tiled floor. Mirror. Shaver point. Three light spot track.

Turn staircase with oak balustrade and handrails to the:

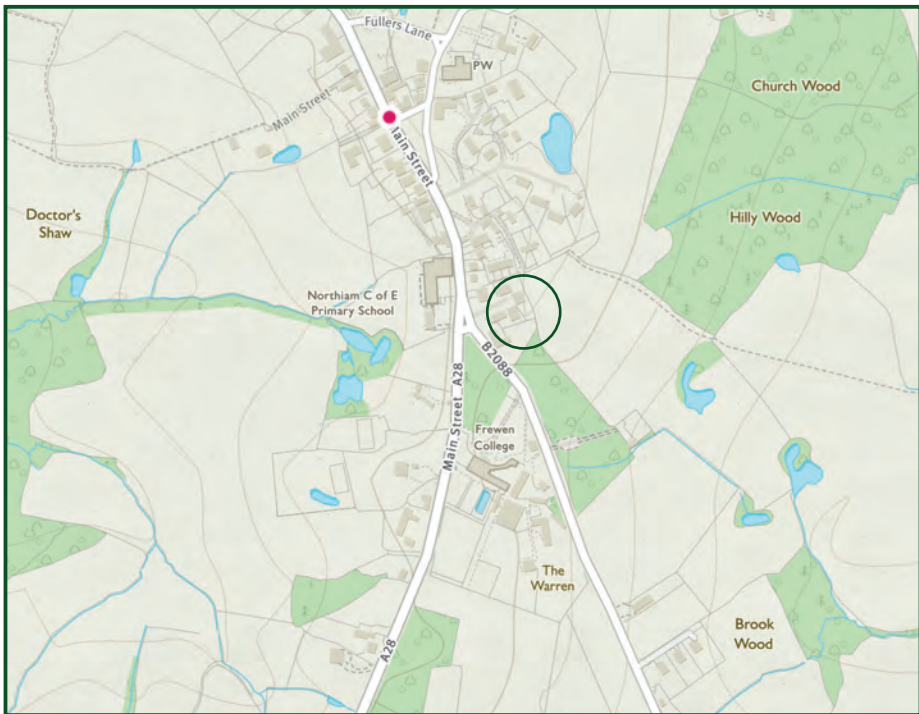
SECOND FLOOR LANDING: Velux window to the rear. Sloping ceiling. Inset ceiling light.

BEDROOM THREE: Double glazed, leaded light window to the rear. Part sloping ceiling. TV point. Door to:

EN-SUITE BATHROOM: Velux window to the side. Fitted with white suite comprising WC, pedestal mounted hand basin with mirror, three light spot track & shaver point over,

Cont.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

panelled bath set into tiled surround with telephone shower over, glass screen to side. Inset ceiling lights, extractor. Ladder style towel rail. Ceramic tiled floor. Built in wardrobe/storage cupboard with hanging rail.

ATTIC ROOM: Double glazed leaded light window to the side. Currently used for storage.

OUTSIDE: The property is approached over a private gravelled roadway leading to the herringbone brick driveway providing parking for 2 cars and giving access to the integral double garage with remote controlled door to the front, personnel door the side, housing Glowworm gas fired boiler servicing hot water and central heating. The rear garden is accessed from both sides via full height gates being fully enclosed to all sides and enjoying a mature tree lined backdrop. A south facing sun-trap garden with Mediterranean style planting and paved and decked terraces for alfresco dining.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 294 m² (3,165 ft²) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'G'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Robertsbridge and Etchingham stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling south on the A28 through Northiam pass the village green on the left hand side, where the road bears off to the B2088, signposted Beckley and Rye, opposite the primary school, Hillyfields will be found on the left hand side.

What3Words (Location): [///solutions.education.requiring](https://www.what3words.com/solutions.education.requiring)

VIEWING: All viewings by appointment through Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.

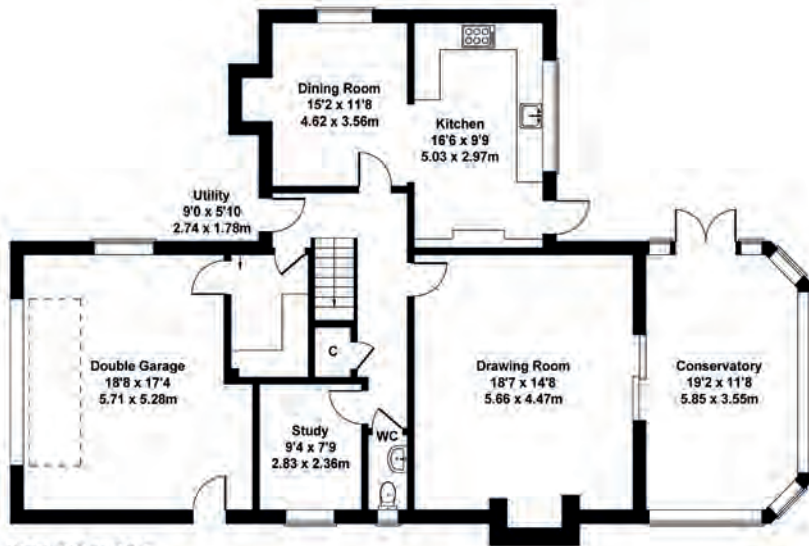
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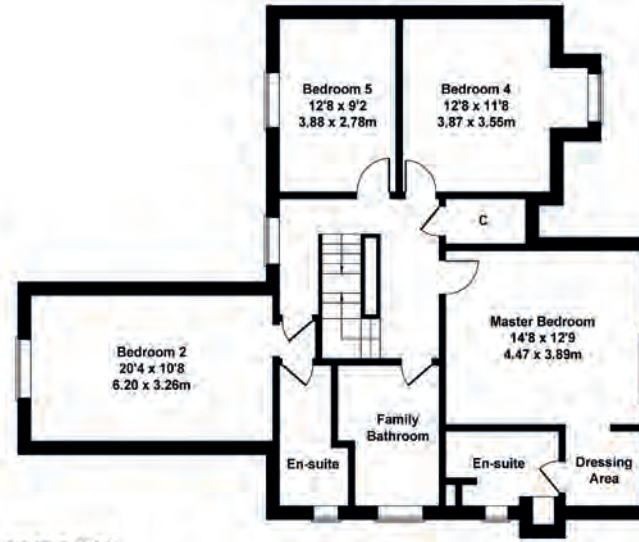
TELEPHONE: 01797 253000 or 01580 212828

Glynde House

Approximate Gross Internal Area
3165 sq ft - 294 sq m



GROUND FLOOR

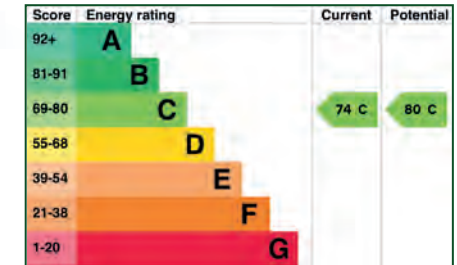


FIRST FLOOR



SECOND FLOOR

Not to Scale.
For Illustrative Purposes Only.



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